



D223138272

08/03/2023 09:29 AM

Page: 1 of 3

Fees: \$23.00

PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE

SUBMITTER: BRIDGETTE EVANS

Mary Louise Nicholson
MARY LOUISE NICHOLSON
COUNTY CLERK

MANAGEMENT CERTIFICATE FOR

H.O.A. LAKEWOOD ESTATES

STATE OF TEXAS
COUNTY OF TARRANT

MANAGEMENT CERTIFICATE

In accordance with Texas Property Code Section 209.004, Texas Residential Property Owners Protection Act, H.O.A. Lakewood Estates, a Texas non-profit corporation, certifies as to the following:

1. The name and recording data of the residential subdivision is: Lakewood Estates, an Addition to the City of Colleyville, Tarrant County, Texas as shown in Plat, recorded in Cabinet A, Slide 2125, Plat Records of Tarrant County, Texas, as shown in Re-Plat, recorded in Cabinet A, Slides 3401 and 3402, Plat Records of Tarrant County, Texas.
2. The name of the property owner's association is H.O.A. Lakewood Estates, a Texas non-profit corporation referred to herein as the ("**Association**").
3. The Dedicatory Instruments that authorize the Association to govern the subdivision, that impose regular and special assessments on all or a majority of the property in said subdivision, and that create liens upon real property and improvements in the subdivision are:
 - (a) Declaration of Restrictions, Covenants and Conditions of Lakewood Estates, recorded in Volume 12009, page 0011 et seq, real property records of Tarrant County, Texas;
 - (b) First Amendment to Declaration of Restrictions, Covenants and Conditions of Lakewood Estates, recorded under Clerk's Instrument Number D205366368, real property records of Tarrant County, Texas;
 - (c) Amended and Restated Declaration of Covenants, Conditions and Restrictions for H.O.A. Lakewood Estates, recorded under Clerk's Instrument Number D214051810, real property records of Tarrant County, Texas;
 - (d) Corrected Amended and Restated Declaration of Covenants, Conditions and Restrictions for H.O.A. Lakewood Estates, recorded under Clerk's Instrument Number D215106453, real property records of Tarrant County, Texas;
 - (e) March 2016 Amendment to the Declaration of Covenants, Conditions and Restrictions for H.O.A. Lakewood Estates, recorded under Clerk's Instrument Number D216069108, real property records of Tarrant County, Texas;
 - (f) Correction of March 2016 Amendment to the Declaration of Covenants, Conditions and Restrictions for H.O.A. Lakewood Estates, recorded under Clerk's Instrument Number D216090472, real property records of Tarrant County, Texas.
4. The name and mailing address for the Association is: H.O.A. Lakewood Estates, P.O. Box 1018, Colleyville, Texas 76034.

5. The name, mailing address, telephone number, and email address of the Association's designated representative is:

Name: Lakeridge Property Management, LLC

Title: Property Manager, Bridgette Evans, Managing Member

Mailing Address: 1002 Lakeridge Court, Colleyville, Texas 76034

Telephone Number: 817-522-8313

Email Address: lakeridgepropertymanagement@gmail.com

6. The website address of any Internet website on which the Association's Dedicatory Instruments are available for inspection in accordance with Section 207.006 Texas Property Code is: www.hoalakewoodstates.com.
7. The amount and description of any fee or fees charged by the Association relating to a transfer of property in the subdivision is: No transfer fees are imposed, but the Association may charge \$450.00 for providing Subdivision Information and a written Resale Certificate, pursuant to Section 207.003 Texas Property Code.

EXECUTED as of this 2nd day of August, 2023.

By: Bridgette Evans

Name: Bridgette Evans

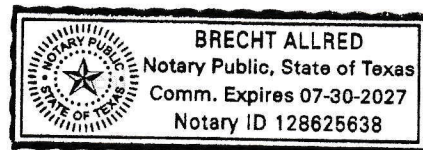
Title: Managing Member of Lakeridge Property Management, LLC, Property Manager for H.O.A. Lakewood Estates.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 2nd DAY OF AUGUST, 2023 BY: Bridgette Evans in her capacity as Managing Member of Lakeridge Property Management, LLC, Property Manager for H.O.A. Lakewood Estates.

Brecht Allred
Notary Public State of Texas

Printed Name of Notary: Brecht Allred

My Commission Expires: 7-30-2027





Mary Louise Nicholson
Tarrant County Clerk

100 W. Weatherford
Fort Worth, TX 76196
(817) 884 - 1195
wm-countyclerk@tarrantcounty.com

OFFICIAL RECEIPT

RECEIPT NUMBER	DATE
6012654	08/03/2023 09:29:43 AM

Issued to: BRIDGETTE EVANS
1002 LAKERIDGE COURT
COLLEYVILLE, TX 76034

For Payment of:

Type	Pages	Reference #	Fees
1 PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE	2	D223138272	\$23.00
Total:			\$23.00

Amount Paid: \$23.00
Change: \$0.00

Method of Payment:	Reference Number:	Amount:
Check	1315	\$23.00

THANK YOU
Mary Louise Nicholson
County Clerk
Recording life's events since 2011

Clerk: Veronica G



Your feedback is important to us.
Scan the QR Code and let us know how our service was today.